

Excerpts
Planning Commission Minutes
April 14, 2001

Application No. UP-576-01, Craig Rountree Building and Remodeling:

Request for a special use permit, pursuant to Section 24.1-407(c) of the York County Zoning Ordinance, to authorize an 800-square-foot attached accessory apartment in conjunction with a single-family detached dwelling on a 23,270 square foot parcel located at 111 Chismans Point Road.

Mr. Michael King, assisted by a brief video presentation, summarized the staff memorandum to the Commission dated April 3, 2001, in which the staff recommended approval of this application.

The Chair opened the public hearing.

Mr. Craig Rountree, 116 Production Drive, spoke in behalf of the application he filed for his client, Ms. Helen Padgett of 111 Chismans Point Road. He explained that his client would like to provide a home for her mother in the proposed apartment.

There were no others to speak, and the Chair closed the public hearing.

In response to Mr. Beil, Mr. King noted that the applicant had been issued a Chesapeake Bay waiver.

Mr. Hendricks commented that the proposed apartment is acceptable by design and intended use, although larger than the Zoning Ordinance would consider an acceptable accessory apartment.

There have been no comments from neighbors, Mr. King said in response to Ms. White.

Mr. Hendricks moved to adopt Resolution PC91-16, recommending approval. It carried 6:1 by roll call vote (Ms. White dissenting).

PC01-16

On motion of Mr. Hendricks, which carried 6:1 (Ms. White dissenting), the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE
PERMIT TO AUTHORIZE AN ATTACHED ACCESSORY APARTMENT**

WHEREAS, Craig Rountree Building and Remodeling has submitted Application No. UP-576-01 to request a special use permit, pursuant to Section 24.1-407(c) of the York County Zoning Ordinance, to authorize an attached accessory apartment in conjunction with a single-family detached

dwelling to be constructed on property located at 111 Chisman Point Road and further identified as Assessor's Parcel No. 25M-(1)-3; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application in accordance with applicable procedure; and

WHEREAS, the Commission has given careful consideration to the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 11th day of April, 2001, that it does hereby transmit Application No. UP-576-01 to the York County Board of Supervisors with a recommendation of approval, subject to the following conditions:

1. This use permit shall authorize an attached accessory apartment in conjunction with a single-family detached dwelling on property located at 111 Chismans Point Road and further identified as Assessor's Parcel No. 25M-(1)-3.
2. Building plans shall be in substantial conformance with the sketch plans submitted by the applicant and submitted to and approved by the York County Department of Environmental and Development Services, Division of Building Regulation, prior to the commencement of any construction activities on the site.
3. Not more than one (1) accessory apartment shall be permitted in conjunction with the principal dwelling unit.
4. The accessory apartment unit shall not contain in excess of 800 square feet.
5. The accessory apartment unit shall contain no more than one (1) bedroom.
6. Adequate provisions shall be made for off-street parking of motor vehicles in such a fashion as to be comparable with the character of the single-family residence and adjacent properties.
7. The accessory apartment shall not be rented separate from the principal dwelling and shall be occupied only by family members or guests of the occupant of the single-family dwelling.
8. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.